

Maryland

Recorded Jan. 27, 1960 at 11:50 A. M.

## MORTGAGE

THIS MORTGAGE, made this \* 27<sup>th</sup> day of \* January  
19 60, between EARL B. WOLFINGER and ANNA M. WOLFINGER, his wife,

of the County of FREDERICK, State of Maryland, hereinafter called "Mortgagor", and  
THE FEDERAL LAND BANK OF BALTIMORE, hereinafter called "Mortgagee".

WITNESSETH: THAT WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of  
NINETY SEVEN HUNDRED Dollars (\$ 9700.00 ), this day lent the Mortgagor  
by the Mortgagee; being part of the purchase money for the land hereby conveyed.

AND WHEREAS, Mortgagor has executed and delivered to Mortgagee his promissory note bearing even date  
herewith, in the amount of NINETY SEVEN HUNDRED

Dollars (\$ 9700.00 ),

with interest as therein provided; said principal and interest being payable on an amortization plan, the final installment  
of which becomes due and payable TWENTY (20) years after the date hereof, and provided that defaulted payments  
shall bear interest at the highest rate permitted by law; and the better to secure the payment of said principal and interest,  
and any extension or renewal thereof, and the payment of all other sums and the performance of all terms, covenants and  
conditions required of Mortgagor in accordance with the terms of this mortgage and the note secured hereby, this mortgage  
is executed and delivered.

NOW THEREFORE, in consideration of the premises and of One Dollar (\$1.00) said Mortgagor hereby grants  
and conveys unto said Mortgagee, its successors and assigns, in fee simple, the following property, to wit:

ALL those two certain contiguous tracts or parcels of land situate, lying and  
being in the Tenth (Hauvers) Election District, Frederick County, Maryland, contain-  
ing in the aggregate 137 acres and 26 perches, more or less, and more particularly  
bounded and described as follows:

Tract No. 1: Situate on both sides of the Public Road leading from the Village  
of Garfield to the Village of Smithsburg, consisting of parts of tracts known as  
"Foxes Chase", "Pumpkin Hall" and "The Three Mill Seats" or by whatever name or names  
same may be known and called and described as follows: BEGINNING at a pile of stones  
at the end of 70 perches on the first line of that part of FOXES CHASE conveyed to  
Overton Harne by James M. Shelman for 104.75 acres by deed dated July 28, 1830 and  
running thence with said first line (1) North 43 degrees West 67 perches; (2) North  
40 degrees East 40 perches; (3) South 55 degrees East 56 perches; (4) North 35 degrees  
East 86 1/2 perches; (5) North 40 degrees West 20 perches; (6) North 81 degrees West  
25 1/2 perches; (7) North 59 degrees West 32 perches; (8) South 34 degrees West 21  
perches; (9) South 35 degrees East 13 perches; (10) South 79 degrees West 41.75 perches;  
(11) South 40 degrees West 62 perches; (12) South 40 degrees West 38 perches; (13)  
South 6 degrees East 8 perches; (14) South 51 degrees West 27 perches; (15) South 21  
degrees West 33 perches; (16) East 38 perches; (17) North 9 degrees East 7 16/25 perches;  
(18) South 54 degrees East 68 perches; (19) by straight line to the beginning, containing  
95 and 149/160 acres of land, more or less.

EXCEPTING AND RESERVING therefrom 3 1/5 acres of land, more or less, together with  
right of way thereto, heretofore conveyed by Absalom Forrest and Jeremiah C. Forrest to  
A. Scott Kuhn by deed dated April 21, 1883 and recorded among the Land Records of said  
County in Liber W.I.P. No. 1 folio 726 to which deed reference is hereby made for a  
complete description thereof.

ALSO EXCEPTING AND RESERVING therefrom 3 acres of land, more or less, heretofore  
conveyed by John Kelbaugh and wife to William Brandenburg by deed dated December 24,  
1894 and recorded among said Land Records in Liber No. 281 folio 114 to which deed  
reference is hereby made for a complete description thereof.